

Stephen Kroll

From: Paul Cramer
Sent: Monday, February 16, 2015 2:13 PM
To: Stephen Kroll
Subject: FW: LA Landmarks Society opposes development at Canal and Tchoupitoulas

From: Sandra Stokes [<mailto:slstokes@earthlink.net>]
Sent: Monday, February 16, 2015 2:09 PM
To: Leslie T. Alley; Robert D. Rivers; Paul Cramer
Cc: nramsey@nola.gov; DistrictC; Susan G. Guidry; Stacy Head; LaToya Cantrell; James A. Gray; Jason R. Williams; Jared C. Brossett; Ann Morse; Betsy Stout; 'Drew Stewart'; Elizabeth Landis; 'Howard Mielke'; 'Jay Seastrunk'; Jim Logan; Keith Hardie ; Michael Duplantier; ptrapolin@trapolinpeer.com; Stephen Chauvin; 'Tommy Milliner'; Walter Gallas; 'Matthew Gatzman'; 'Casey Stuart'
Subject: LA Landmarks Society opposes development at Canal and Tchoupitoulas

Dear Commissioners:

Louisiana Landmarks Society asks they you deny the application for the high-rise hotel proposed for the corner of Tchoupitoulas and Canal.

This proposal is the antithesis of what is valued for the City of New Orleans. It calls for demolition of four historic buildings, only keeping the facades of three. The height proposed is grossly out of scale with the surrounding historic neighborhoods. It is an intrusion, and approval would be a mockery of our Comprehensive Zoning Ordinance (CZO) and Master Plan.

Louisiana Landmarks Society is not opposed to development at this site – but the development should be in keeping with the scale and character of the historic neighborhoods. New Orleans does not have to settle for this – and you should not allow it.

Please keep true to our zoning guidelines and the historically significant architecture of the area and oppose this inappropriate development.

Sincerely,

Sandra Stokes
2nd Vice President
Chairman of Advocacy
Louisiana Landmarks Society
225-445-3800 cell

Stephen Kroll

From: Paul Cramer
Sent: Monday, February 16, 2015 12:42 PM
To: Stephen Kroll
Subject: FW: Canal and Tchoupitoulas

From: Michael Duplantier [<mailto:duplantier@bellsouth.net>]

Sent: Monday, February 16, 2015 12:41 PM

To: Paul Cramer

Subject: Canal and Tchoupitoulas

Here we go again. Yet another out-of-state developer/operator who seeks to impose his vision, design and development values over that of local, now well-established law and practice. There is no reason, certainly no compelling reason, to grant the requested variances/demolition approval, etc. for the captioned project. Such an important corner, with intact historic properties that speak so well to the history and commerce of that site. We have learned so much in the past 40 years about the value of preserving our historic infrastructure, and of the considerable, recurrent economic returns that such an investment can pay to and for our community. Let's not fail to heed that lesson in this instance. I urge the CPC to embrace these values and to completely reject this proposal.

Michael A. Duplantier
820 Baronne Street
New Orlans, LA 70113

Stephen Kroll

From: Paul Cramer
Sent: Monday, February 16, 2015 11:59 AM
To: Stephen Kroll
Subject: FW: Canal & Tchoupitoulas Highrise

fyi

From: Tommy Milliner [<mailto:tommymilliner@fastmail.net>]
Sent: Monday, February 16, 2015 11:56 AM
To: Paul Cramer
Cc: Leslie T. Alley
Subject: Canal & Tchoupitoulas Highrise

Good morning:

I wanted to register my 100% opposition to the proposed highrise at Canal and Tchoupitoulas Streets. This, quite simply, is one of the worst designs and proposals I have ever seen. Indeed, it is the absolute worst design and proposal I have ever seen. It destroys the scale and historic context of historic buildings while leaving a mere facade of the buildings themselves. While a horrendous proposal in itself, it would also set a terrible precedent of basically destroying historic buildings by leaving their facades incorporated into out of context skyscrapers.

If you care at all about our historic city, please deny this application.

--
Thomas W. Milliner
7721 Plum Street
New Orleans, LA 70118
(504) 835-9951 (Voice)
(504) 835-9984 (Fax)

Stephen Kroll

From: Michelle Kimball <mkimball@prcno.org>
Sent: Monday, February 16, 2015 11:34 AM
To: Cassandra Sharpe and Rich Look
Cc: Stephen Kroll
Subject: Fwd: NO Demolition of Buildings at 400 Canal

Thanks, Cassandra. By way of this email I am sharing your comments with CPC.

Michelle Kimball
Sent from my iPhone
www.prcno.org

Begin forwarded message:

From: Cassandra Sharpe <sharperealestate@me.com>
Date: February 16, 2015 at 11:09:18 AM CST
To: LaToya Cantrell <lcantrell@nola.gov>, Susan Guidry <sguidry@nola.gov>, Stacy Head <shead@nola.gov>, Jason Williams <jarwilliams@nola.gov>, Nadine Ramsey <nramsey@nola.gov>, Jared Brossett <jcbrossett@nola.gov>, James Gray <jgray@nola.gov>, jtharris@nola.gov, aaclarkrizzio@nola.gov, kgbutler@nola.gov, mlmartin@nola.gov, John Pourciau <jdpourciau@nola.gov>, Bryon Cornelison <bscornelison@nola.gov>, aamaklansky@nola.gov, ddickerson@nola.gov, Brandon Oliver <bmoliver@nola.gov>, nicole@webreconsulting.com, Michelle Kimball <mkimball@prcno.org>, Leslie Alley <ltalley@nola.gov>, Elliott Perkins <ceperkins@nola.gov>, Patty Gay <pgay@prcno.org>, Andy Kopplin <akopplin@nola.gov>, Mayor@nola.gov, Jared Munster <jemunster@nola.gov>
Subject: NO Demolition of Buildings at 400 Canal

Vote NO to Demolition at Canal & Tchoupitoulas Streets

Maintain zoning, planning and preservation regulation in place at 400 Canal BY 5 PM TODAY!

As a property owner for twenty years of an historic building I am against the development, the height, and

all aspects of this ill thought out project. Forty years ago if PRC had not fought the fight then my building and all

the other row houses that make up the 13 Sisters in the 600 block of Julia would be a surface parking lot.

How fortunate that we have the Preservation Resource and all that try to preserve this city.

Please no more destruction of our city in the name of "development." The economy is much better off when we preserve our historic culture.

Cassandra Sharpe
sharperealestate@me.com

CASSANDRA SHARPE REAL ESTATE, INC.
BROKER/REALTOR/NOTARY
610 JULIA STREET
NEW ORLEANS, LOUISIANA 70130

504-568-1252 OFFICE
504-460-7829 CELL

Stephen Kroll

From: Michelle Kimball <mkimball@prcno.org>
Sent: Sunday, February 15, 2015 10:22 AM
To: Stephen Kroll
Subject: Fwd: My letter of opposition to the proposed development at 400 Tchoupitoulas
Attachments: 150215.Proposed Dev 400 Tchoupitoulas.Commnet.pdf; ATT00001.htm

And another letter.

Michelle Kimball
Sent from my iPhone
www.prcno.org

Begin forwarded message:

From: Shaun Duncan <ssduncan@me.com>
Date: February 15, 2015 at 9:53:27 AM CST
To: Michelle Kimball <mkimball@prcno.org>
Subject: Fwd: My letter of opposition to the proposed development at 400 Tchoupitoulas

Begin forwarded message:

From: Ty Provosty <ty@studioledoux.com>
Date: February 14, 2015 at 11:18:50 PM CST
To: Shaun Duncan <ssduncan@me.com>, "Patricia H. Gay" <pgay@prcno.org>
Subject: My letter of opposition to the proposed development at 400 Tchoupitoulas

Shaun and Patty,

I am attaching my letter of opposition to the proposed development at 400 Tchoupitoulas Street. My language is somewhat blunt and forthright but quite to the point in two pages.

There are my words and opinions.

Will the two of you see that this letter is submitted to the Board of Zoning Adjustments before the Monday deadline? I would greatly appreciate that.

I look forward to meeting you Patty on the 19th.

ty

ty provosty
principal
studio ledoux

ty@studioledoux.com
+1.513.470.7520

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s t u d i o l e d o u x
a r c h i t e c t u r e

January, 14, 2015

RE: Proposed Project at 400 Tchoupitoulas Street – along Canal Street
A letter of position from Ty Provosty, architect

Board of Zoning Adjustments
City Council Members
City of New Orleans

Dear City Council Members, Zoning Staff, Zoning Adjustment Board Members, Developers and Concerned Citizens,

I am writing this letter as an established architect with 40 years experience working on a broad range of projects of many different types from those of modest scale to truly major, even monumental projects – all over the world (both western and eastern). I am pleased to be a native of Louisiana and now call New Orleans my home. I offer my reasoned opinion based on personal and professional experience concerning the proposed high rise development at 400 Tchoupitoulas Street.

The facts are well known. The proposal by the developer means to ignore existing zoning regulations, demolish historic buildings and create a wind tunnel sunless canyon effect during afternoon and evening hours and a reflected light hazard during morning hours along Canal Street.

How is this good for New Orleans? In one way. An increased tax base. How is this a true loss for New Orleans? In a number of ways New Orleans loses:

- Once an historic building is demolished, it is gone forever. Unlike endangered species, these historic buildings cannot reproduce, (and they cannot be reproduced – believe me). In important ways they are more fragile than any species. Why do so many travel to Europe and the near east? To envelope themselves in the historic fabric of our shared past, a past that is vital, alive and visceral. This is what these existing building represent – embody and present, day in and day out. New Orleans is not Disneyland, (nor Charleston SC). This unique brand of historicity is fundamental to the DNA of this city. Such a loss as proposed with this project is a thinning of the soul of this city, a march

toward a loss of meaningful identity. Think of historic structures as part of a fabric. At some point, like worn clothes, the point of repair is past. Such erosion should be resisted, even forcefully, with the conviction that the city's essence is at stake. Rarely are there compelling reasons and circumstances to do otherwise. Also like well but quite serviceable worn clothing, these urban garments become a comfortable part of our shared selves – our identity. We move comfortably in and through these structures reinforcing our shared identity and sense of belonging, our sense of place.

- The texture and scale of Canal Street is not enhanced by a tower. In fact it is IGNORED and eroded. The proposed structure is OUT OF CONTEXT with the existing built fabric enclosing Canal Street. It does not fit. It does not belong. The scale is wrong. This is not a monumental building. At best it can hope to become a partner in supporting the existing fabric that delineates the borders of Canal Street. This design does no such thing. It is an expression of an economic calculation in its scale - no more and no less.
- There are sometimes good reasons to introduce a monumental structure that may seem foreign to a context. There are attempts that have succeeded less well than other. The Centre Pomidou both succeeds and fails in this respect. But it IS of significant cultural importance to the City of Paris. The proposed project at 400 Tchoupitoulas has NO such cultural imperative or validity. It is a proposed hotel in a sea of hotels. It is a background building. Is the developer proposing a Burj Al Arab? NO!

As there are appropriate nearby zoned districts for this project as proposed there is no compelling reason for the project to be granted approval at the proposed scale at this site. There are a number of reasons as outlined above to deny any zoning variance for this project.

I urge the elected officials of this city to step up and claim the heritage of New Orleans as THE prime commodity in this discussion and review process. I urge the vested officials to honor this city and oppose a zoning variance for the proposed project at 400 Tchoupitoulas Street.

Respectfully,



Ty Provosty, architect

◊ ty provosty

◊ 513.470.7520

◊ ty@studioledoux.com

Stephen Kroll

From: Michelle Kimball <mkimball@prcno.org>
Sent: Sunday, February 15, 2015 10:18 AM
To: Stephen Kroll
Subject: Fwd: Vote NO to demolition in the 400 Block of Canal!

Another letter:

Michelle Kimball
Sent from my iPhone
www.prcno.org

Begin forwarded message:

From: Silk Road Collection <info@SilkRoadCollection.com>
Date: February 14, 2015 at 12:59:34 PM CST
To: "lcantrell@nola.gov" <lcantrell@nola.gov>, "sgguidry@nola.gov" <sgguidry@nola.gov>, "shead@nola.gov" <shead@nola.gov>, "jarwilliams@nola.gov" <jarwilliams@nola.gov>, "nramsey@nola.gov" <nramsey@nola.gov>, "jcbrossett@nola.gov" <jcbrossett@nola.gov>, "jagray@nola.gov" <jagray@nola.gov>, "jtharris@nola.gov" <jtharris@nola.gov>, "aaclark-rizzio@nola.gov" <aaclark-rizzio@nola.gov>, "kgbutler@nola.gov" <kgbutler@nola.gov>, "mlmartin@nola.gov" <mlmartin@nola.gov>, "jdpourciau@nola.gov" <jdpourciau@nola.gov>, "bscornelison@nola.gov" <bscornelison@nola.gov>, "aamaklansky@nola.gov" <aamaklansky@nola.gov>, "dcdickerson@nola.gov" <dcdickerson@nola.gov>, "bmoliver@nola.gov" <bmoliver@nola.gov>, "nicole@webreconsulting.com" <nicole@webreconsulting.com>, "mkimball@prcno.org" <mkimball@prcno.org>
Subject: Vote NO to demolition in the 400 Block of Canal!
Reply-To: Silk Road Collection <info@SilkRoadCollection.com>

Dear City Leaders,

I would like to add my voice, and the voice of my business, to the request that your vote NO to the demolition in the 400 block of Canal Street.

Although we are not located downtown, our business is very tied to the health and vitality of downtown and Canal Street. A significant portion of our business is to tourists who are attracted to the unique and special aspects of New Orleans. One of the most important of those aspects is our architecture.

With the continuing decline in large conventions which began pre-9/11, and which has accelerated since, I question the need for adding another large-scale mega-hotel to the New Orleans landscape. I certainly question the need for one in that location.

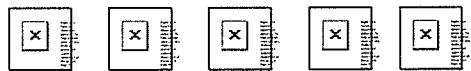
I don't believe in opposing progress at all cost. I do however believe in progress that considered with a holistic view to the entirety of the New Orleans needs.

I agree that there are problems with the current aesthetics of that block of Canal Street. Instead of destroying what is there, please let us work together to enhance and restore what should be there.

Again, I ask that you vote to DENY the demolition requests in the 400 block of Canal Street.

Sincerely yours,
Robert Turner

Silk Road Collection
(504) 894-8540
2109 Magazine Street, New Orleans, LA 70130, USA
info@SilkRoadCollection.com
www.SilkRoadCollection.com



Stephen Kroll

From: Michelle Kimball <mkimball@prcno.org>
Sent: Sunday, February 15, 2015 9:17 AM
To: jhstubbstime@gmail.com ; Stephen Kroll
Subject: Fwd: Forward protest of 400 Canal Street
Attachments: JHS protest of 400 Canal Street.docx; ATT00001.htm

John, I am forwarding your comments to CPC by way of this email.

Stephen, please see John's attached comments.

Michelle Kimball
Sent from my iPhone
www.prcno.org

Begin forwarded message:

From: "John H. Stubbs" <jhstubbstime@gmail.com>
Date: February 15, 2015 at 9:05:49 AM CST
To: mkimball@prcno.org
Subject: Forward protest of 400 Canal Street

Michelle
I don't seem to have succeeded in sending in my protest of the designs for 400 Canal Street directly to the numerous addressees set up on the PRC's solicitation of comments page. All got returned to me since I tried to send my comments in from my gmail account.

Anyway, here it is attached in case you are collecting protests for PRC's purposes to be filed some other way. I will be out of town the remainder of the week and wish you all well at the hearing.

Yours,
John

John H. Stubbs

www.architecture.tulane.edu/programs
www.conservebuiltworld.com

Re: Protest of recent designs for 400 Canal Street

Dear City Council Members, HDLD Commissioners, and Other Leaders of the City of New Orleans

I write in protest of both recently published architectural designs for 400 Canal Street. I have worked in architectural preservation for nearly 40 years mainly in New York City and must say I have rarely seen such bad ideas for erecting a new building at a prominent location within a listed historic commercial district. Both designs are massively over-scaled for their position on Canal Street and worse, the second version with the hotel tower rising above the retained historic facades with its kitschy corner illuminated 'hair flip' skyline signature is vulgar in relation to this city's more elegant design sensibilities.

If the owners and developers must proceed with this over-reaching project they should try a solution that sets a lower tower behind the historic facade line by at least 50 feet using the rule the New York City Landmarks Commission and zoning requires for such projects. e.g. the Coty Building (Henri Bendel's) at 712 Fifth Avenue.

I also find it hard to believe that the developers and Marriott Properties can only work with such a large building as a development for franchise purposes. Certainly several of their competitors have done well with more sensitively built or adaptively-used historic buildings as seen in historic districts throughout the country and the world.

Dear City Council Members, HDLC Commissioners and other government leaders, our tasks as citizens of New Orleans is to leave it a better place than we found it. Ruining the character of Canal Street by permitting designs that are more at home at the Atlanta Airport would not be doing so.

Sincerely
John H. Stubbs
Building Conservation Consultant and Author
639 Pine Street
New Orleans, LA 70118
www.conservebuiltworld.com

Stephen Kroll

From: Michelle Kimball <mkimball@prcno.org>
Sent: Friday, February 13, 2015 4:11 PM
To: Stephen Kroll
Subject: Fwd: Please vote no to demolishing buildings at Tchoupitoulas and Canal

Sent from my iPhone

Begin forwarded message:

From: Carol Allen <nolacarol@gmail.com>
Date: February 13, 2015 at 3:57:08 PM CST
To: lcantrrell@nola.gov, sgguidey@nola.gov, shead@nola.gov, jarwilliams@nola.gov, nramsey@nola.gov, jcrossett@nola.gov, jagray@nola.gov, jtharris@nola.gov, aaclark-rizzio@nola.gov, kgbutler@nola.gov, mlmartin@nola.gov, jdporciau@nola.gov, bscornelison@nola.gov, aamaklansky@nola.gov, dcduckerson@nola.gov, bmoliver@nola.gov, nicole@webreconsulting.com, mkimball@prcno.org
Cc: Patty Gay <pgay@prcno.org>, Pat Meadowcroft <patatvcpora@gmail.com>, Meg Lousteau <meglousteau@vcpora.org>
Subject: Please vote no to demolishing buildings at Tchoupitoulas and Canal

Dear Council Members,

That the Council is considering demolishing not one, not two, but three buildings with historic importance is a shattering assault on the unique character of this city. New Orleans can grow economically without destroying its past. Creative design could certainly incorporate these buildings into any development needed for any foreseeable function of this space. It's done in other cities all the time. I am attaching a photo I snapped in NYC in October in the Meatpacking District. At first glance it looks like two different buildings. It's not. It's an incorporated design, integrating new construction with the historic building. While the result is surprising, it can be done. The new section is cantilevered into the old. Personally, I think we've done a better job of this in our city in the Warehouse District, and ask you to please demand of developers that they base their development plans on what works in our city; not on what is the easiest return on their development dollar.

Please, vote no to demolishing THREE buildings on one of the most iconic streets in America.

Thank you very much.

--
Carol Allen
837 Royal Street
New Orleans, LA 70116

Our lives begin to end the day we become silent about things that matter. MLK



Stephen Kroll

From: Michelle Kimball <mkimball@prcno.org>
Sent: Friday, February 13, 2015 4:04 PM
To: Carol Allen
Cc: Stephen Kroll
Subject: Re: Please vote no to demolishing buildings at Tchoupitoulas and Canal

Thanks, Carrol. I've cc'd Stephen Kroll so your email is included for CPC consideration.

Sent from my iPhone

> On Feb 13, 2015, at 3:57 PM, Carol Allen <nolacarol@gmail.com> wrote:
>
> Dear Council Members,
>
> That the Council is considering demolishing not one, not two, but three buildings with historic importance is a shattering assault on the unique character of this city. New Orleans can grow economically without destroying its past. Creative design could certainly incorporate these buildings into any development needed for any foreseeable function of this space. It's done in other cities all the time. I am attaching a photo I snapped in NYC in October in the Meatpacking District. At first glance it looks like two different buildings. It's not. It's an incorporated design, integrating new construction with the historic building. While the result is surprising, it can be done. The new section is cantilevered into the old. Personally, I think we've done a better job of this in our city in the Warehouse District, and ask you to please demand of developers that they base their development plans on what works in our city; not on what is the easiest return on their development dollar.
>
> Please, vote no to demolishing THREE buildings on one of the most iconic streets in American.
>
> Thank you very much.
>
> --
> Carol Allen
> 837 Royal Street
> New Orleans, LA 70116
>
>
> Our lives begin to end the day we become silent about things that matter. MLK
>
>
> <image.png>
>
>

Stephen Kroll

From: Leslie T. Alley
Sent: Wednesday, February 18, 2015 9:12 AM
To: Stephen Kroll
Cc: Arlen D. Brunson
Subject: FW: 400 Canal Street - Opposition
Attachments: 400 Canal St Opposition.pdf

From: Peter Trapolin [<mailto:Ptrapolin@trapolinpeer.com>]
Sent: Monday, February 16, 2015 2:57 PM
To: Leslie T. Alley; Paul Cramer
Cc: Jason R. Williams; Stacy Head; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray
Subject: 400 Canal Street - Opposition

Dear Leslie and Paul,

Attached please find my letter of opposition to any variances for the project as currently proposed at Canal and Tchoupitoulas St.

Peter M Trapolin, AIA
President

TRAPOLIN • PEER | ARCHITECTS

850 Tchoupitoulas Street
New Orleans, LA 70130
T (504) 523 2772 ext 682
F (504) 523 3081
Direct Dial (504) 293-3682
www.trapolinpeer.com

February 16, 2015

Leslie T Alley
City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, LA 70112

Re: 400 Canal Street

Dear Leslie,

I'm writing to voice my opposition to any Conditional Uses being granted or any variances being given for the proposed hotel at 400 Canal Street. Granting such a variance for this particular property sets a dangerous precedence for the rest of Canal Street.

We have recognized that hotels such as the Sheraton and the Marriott which were built some 30 to 40 years ago did irreparable harm to the scale of Canal Street. Restrictive zoning was put in place to insure that the remainder of historic Canal Street would remain. When the Meridian Hotel was built the Canal Street portion respected the scale of Canal Street and the tower element was located on the Common Street side where zoning permitted high rise construction. Even the recent Astor Hotel sets back from Canal and Bourbon Streets respecting the street scale. The Astor also incorporates several adjacent historic buildings into their project including the neighboring Touro buildings constructed in 1852. Instead of incorporating the historic properties the 400 Canal Street project proposes demolishing 4 very historic buildings leaving only skin thick remnants to remind us of what could have been.

Granting any variance for this property flies in the face of good zoning and the City's Master Plan. Granting a variance would be an insult to all of the citizens of New Orleans that have worked so hard and put in countless hours after Katrina to craft a Master Plan that serves as a vision for their neighborhoods and the City. There is no justifiable reason for granting any special treatment for this piece of property. How in the future would the City be able to justify not granting the same variance to other property owners on Canal Street that want to demolish their historic buildings to build high rise hotels? Indeed this same developer owns many other buildings on Canal Street and likely will ask for similar variances in the future.

If the City does in fact need more hotel rooms it has been proven that additional hotels can be built in other areas of the City within the allowable height. Enforcing the height restriction on the Canal St parcel requires developers to look elsewhere in the City where the Zoning allows such development. This helps expand the city's tourist base out into other neighborhoods putting less strain on the French Quarter and spreading the economic benefits of our tourist market into other areas of the City.

Some of the reported "justification" for this project is that it cleans up what is described as "the arm pit of Canal Street". One only needs to wonder why this property is in such deplorable condition and why is it such an eyesore in the first place. The current owners allowed it to be this way. Why should they be rewarded with any variance? What about all of the other eyesores in the City and on Canal Street under the same ownership? Will they clean those up or claim in the future that the only way they'll improve their property is if they are allowed to demolish it to build something new. This is indeed a very slippery slope the City is heading down. I implore you to deny this variance and Conditional use.

Sincerely,

Peter M Trapolin

CC: City Council Members

Stephen Kroll

From: Leslie T. Alley
Sent: Wednesday, February 18, 2015 9:13 AM
To: Stephen Kroll
Cc: Arlen D. Brunson
Subject: FW: Opposing ZONING DOCKET 020/15

From: Jay Seastrunk [mailto:seastrunk@seastrunk.org]
Sent: Monday, February 16, 2015 3:24 PM
To: Leslie T. Alley; Paul Cramer
Cc: LaToya Cantrell; T. Gordon McLeod; Stacy Head
Subject: Opposing ZONING DOCKET 020/15

I am writing to oppose zoning docket 020/15 at Canal and Tchoupitoulas.

Current zoning as well as proposed but not yet adopted zoning limits the height to 70.

Additionally I oppose the lack of historic preservation applied to the existing buildings whose facades appear to be all that remain.

The proposed development is of a size and scope that far exceeds the ability of this site to accommodate under the law and therefore the commission should deny granting a conditional use to this project.

Perhaps one day in the future an appropriately scaled proposal will be introduced that also incorporates the full structure of the existing historic buildings and does not eviscerate them by building through or on top of them with new construction - it would be then and only then that any height variance should be contemplated for the unbuilt portions of the lots and corner non historic building.

The city should not give up so much (excessive height) for so little (no historic preservation effort beyond facades)

Best Regards,

Jay Seastrunk
921 Henry Clay Ave
New Orleans, La. 70118

Stephen Kroll

From: Leslie T. Alley
Sent: Wednesday, February 18, 2015 9:22 AM
To: Stephen Kroll
Cc: Arlen D. Brunson
Subject: FW: Objection to the development proposed for the Tchoupitoulas and Canal Street

From: E Landis [<mailto:emlandis2002@yahoo.com>]
Sent: Monday, February 16, 2015 4:53 PM
To: Paul Cramer; Leslie T. Alley
Subject: Objection to the development proposed for the Tchoupitoulas and Canal Street

Dear Paul,

It has been awhile since I've communicated with you, but the proposed development for the corner of Canal and Tchoupitoulas is so alarming, that I decided I cannot let it proceed without registering my strong objection.

What was the purpose of the time and money spent to draft the CZO if it is to be ignored again and again?

The proposed size of this project is monstrously out of scale with the surrounding neighborhood.

The developer knew the zoning, but is pushing forth anyway while others have established themselves in the neighborhood expecting to have their investments protected by the zoning laws.

While some on the City Council have expressed a desire to benefit from the tax dollars which this gargantuan hotel will generate, the tax dollars that will be sacrificed by destroying these historical buildings seems to be ignored. Or perhaps there is just not an awareness of the economic benefits of preserving the historic fabric of New Orleans? If that is the case, I have included some resources to read up on the importance of historical preservation. But it is easy to do the research to prove the point that this development is *not the way* to generate tax dollars!

Please do not permit this distraction to proceed.

Sincerely,

Elizabeth M. Landis
1730 Palmer Ave.
New Orleans, 70118

<http://www.preserveamerica.gov>

Measuring Economic Impacts of Historic Preservation

A Report to the Advisory Council on Historic Preservation November 2011

Donovan Rypkema and Caroline Cheong

PlaceEconomics

Washington, DC

and

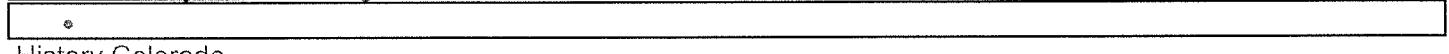
Randall Mason, PhD

University of Pennsylvania

School of Design, Historic Preservation Program

The Economic Benefits of Historic Preservation | History ...

www.historycolorado.org/.../economic-benefits-historic...



1.

1. Economic Benefits | Washington State

Department of ...

[www.dahp.wa.gov...](http://www.dahp.wa.gov/)



Washington State Department of Archaeology and Hi...

Historic preservation also generates a wide range
of **economic benefits** in ... with the rehabilitation and
adaptive reuse of **historic buildings & heritage** tourism, ...

Stephen Kroll

From: pjschles@gmail.com
Sent: Tuesday, February 17, 2015 2:53 PM
To: Stephen Kroll
Subject: Fwd: Zoning Docket 020/15 (103-111 Tchoupitoulas Street and 408-422 Canal Street)

Inadvertently sent to a wrong nonworking email...

PJ Schlesinger

Begin forwarded message:

From: pjschles@gmail.com
Date: February 16, 2015 at 7:30:41 PM CST
To: "rdrivers@nola.gov" <rdrivers@nola.gov>
Cc: "skroll@nola.com" <skroll@nola.com>
Subject: Zoning Docket 020/15 (103-111 Tchoupitoulas Street and 408-422 Canal Street)

Dear Mr. Rivers,

I live at the 416 Common Condominiums directly across Common Street from the proposed development at 400 Canal Street. While I would support a well thought out and size appropriate development of the site that preserves the historic structures in toto and one that complies with the current zoning regulations, I am adamantly opposed to this proposed development. When I purchased my unit at 416 Common Condominiums, it was with a complete understanding of the current zoning laws of the City of New Orleans, that would protect my investment, my home, from such an ominous overbearing structure. Now, I find that protection in total jeopardy.

At 250 feet, the proposed massive structure is more than three times the zoning height limitation of 70 feet. The proposed development would in effect place me in the dark. I currently enjoy reflected sunlight via Canal Place into my northern exposure windows.

The current 1840s-era historic structures will be demolished except for the exterior facades of the three on Tchoupitoulas Street. Is this what we really want? The exterior design is not in keeping with the historic character of the area. The proposed entrance to the parking garage, loading dock and trash bins will result in noise and much additional traffic on the relatively narrow Common Street, which is the entrance to my building. One only need look into the very next block from my residence to see the daily horror of taxi cabs parked on the sidewalks and loading trucks trying to unload at the Sheraton Hotel.

We should, no, it is imperative that we continue to balance residential and commercial development in the CBD and Warehouse District as we have during past 30 years. This proposed development if approved, will destroy what New Orleans has achieved for our neighborhood.

Many times we have questioned the developer why does the proposed development have to be this big and the only response we get is that it has to be the Marriott flag and it has to be this

size. Why? No one has answered that question. And the developers have not once mentioned anything about a scaled down development, one that would fit within the current zoning laws. All we got from the owner of the property is that he thought we would love his new development. And that if we didn't like it, then we can just live in the slum, as he referred to the properties he owns and that he obviously fails to properly maintain. He's obviously not interested in how we feel, and seeks only to enrich himself and his investors at our cost.

Despite all of the meetings held last year in an effort to find common ground, the size of the proposed development remains essentially unchanged, save the exterior facades of three of the four historic buildings retained and minus the spire.

I believe approval of this project would set a very bad precedent for further significant and inappropriate variances, both on Canal Street and throughout the city. The message sent would be that zoning and preservation are clearly flexible depending on financial and other demands of owners and developers.

I chose to make New Orleans my home three years ago and I live here year round. Any development of this area that is so grossly overbearing would have an impact on me year round. Therefore, I respectfully urge the City Planning Commission to reject this project in toto as inappropriate for the area and grossly unfair to those who have invested in the area by making 416 Common Street the address that my neighbors and I are proud to call home.

Sincerely,

PJ Schlesinger
416 Common St. Unit 8
New Orleans, LA 70130

Stephen Kroll

From: Joy Bollinger <joy.bollinger@icloud.com>
Sent: Tuesday, February 17, 2015 3:57 PM
To: Robert D. Rivers
Cc: Stephen Kroll; LaToya Cantrell; Stacy Head
Subject: Zoning Docket 020/15(103-111 Tchoupitoulas Street and 408-42 Canal Street)

Dear Mr. Rivers,

As developer of the historic property located at 416 Common Street and as a permanent resident of this building, I am writing to express strong opposition to the above named project. My letter of March 13, 2014 has been forwarded, along with other residents', via the 416 Common Street Condominium Association's President, Liz Boulware. Please take the time to reread this letter as my reasons for opposition are therein clearly stated.

With extreme dismay, I noticed that the "new" plans submitted for this project continue to ignore the concerns of all groups who originally opposed it. In fact, no attempt to address the concerns of the directly-impacted neighbors has been made in these "revised" plans. Established height, zoning and preservations restrictions have been blatantly ignored....AGAIN. The developer is, in effect, thumbing his nose at those who have committed to preserving the integrity of the neighborhood and the cultural heritage that draws tourists to our city.

The destruction of historic properties in documented stable condition should never be allowed in the name of so-called "economic development." Speaking as a developer of commercial/residential properties, I know that there are more ways than one (as claimed by the proposal's development team) to create a financially viable project without destroying the existing historic properties on the site. There is no evidence to support claims that this property is "uniquely expensive."

This site is not well-suited for the size of the proposed project. It is outside the boundaries of all zoning and height restrictions. Additionally, such a development would adversely affect surrounding property values, destroy the integrity of the neighborhood, create a traffic nightmare on the one-lane, one-way Common Street, and permanently destroy significant historic buildings that are part of our city's heritage.

I, along with my husband, Boysie, urge all members of the City Council to reject this proposal.

Joy Bollinger

Sent from my iPad

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadectomy of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International says, "We ought not to settle for this Haloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts." Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 13:49:12 City Council Members, I ask that you reject this development proposal.

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 13:49:56 City Council Members, I ask that you reject this development proposal.

If I wanted to leave in Atlanta or Houston, then I would embrace its' "architecture." I am in New Orleans - it takes a little extra time and thought to integrate what is special about New Orleans with 21st century design. The developer needs to pay a little more attention to balancing those interests.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 13:57:49 City Council Members, I ask that you reject this development proposal.

Anna

Anna

Bandeali

annbandeali87@yahoo.com 3443 Esplanade Ave, Ap

7019

2/12/2015 13:49:12 Workman, M.H. [mhworkman@gmail.com] 1629 Contre St.

Megan

Workman

7015

2/12/2015 13:49:56 Newman, M.S. [msn12@yahoo.com] 3936 Prylania St;

Zalkind, David [david.zalkind@gmail.co

7018

david.zalkind@gmail.co 8221 Spruce St

7015

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 13:58:24 City Council Members, I ask that you reject this development proposal.

I support the PRC's stand on this issue. I realize development is important to the city, but tourists come to see "OLD New Orleans and its history and culture. High risers are not history and culture. High risers are not history and culture, especially in that area.

Lynne Ann Fowler

70115

2/12/2015 14:26:02 Lynne Ann Fowler

70130

Robins

70115

2/12/2015 13:58:24 City Council Members, I ask that you reject this development proposal.

70130

Fowler

70115

2/12/2015 13:58:24 City Council Members, I ask that you reject this development proposal.

70130

Lynne Ann

70115

2/12/2015 13:58:24 City Council Members, I ask that you reject this development proposal.

70130

Robins

70115

Structures at Canal & Tchoupitoulas Streets

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

* Required

Share your opinion with your representatives here. NOTE: While you are encouraged to share your own personal reasons for your position on this matter, feel free to copy and paste the sample letter above.

This is a required question

First Name *

Last Name *

Email Address *

Home Address *

Never submit passwords through Google Forms.

Powered by
Google Forms
This form was created inside of Preservation Resource Center.
[Report Abuse](#) • [Terms of Service](#) • [Additional Terms](#)
Screen reader support enabled.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets.
Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in!
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*Required

Share your opinion with your representatives here. NOTE: While you are encouraged to share your own personal reasons for y

First Name *

Last Name *

Email Address *

Home Address *

Zip Code *

Never submit passwords through Google Forms.

2/12/2015 14:37:33 Please do not allow these developers to disregard the intent of our CZO.

2/12/2015 14:51:57 The historic skyline of downtown New Orleans should not be essentially "sold off by default" for another out-of-scale development. New Orleans City Council and City Planning Commission Please support the preservation of the whole of the buildings in the 100 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Finally, simply put, there is no need for the proposed structure to occur at this location. Other areas are suitable and zoned appropriately for what the developer want.

Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 14:57:28 City Council Members, I ask that you reject this development proposal.

I have written a personal email today to the members of the City Council regarding my opposition to this requested change

Nathan Schwam Ruthie Fiereson
Ruthiefiereson@yahoo.c 384 Walnut Street
nathan@nathanschwam 8234 Cohn St.
70118
70128

2/12/2015 15:00:59 I have written a personal email today to the members of the City Council regarding my opposition to this requested change
Ruthie Fiereson
Ruthiefiereson@yahoo.c 384 Walnut Street
nathan@nathanschwam 8234 Cohn St.
70118
70128

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 15:15:43 City Council Members, I ask that you reject this development proposal.
Please preserve our historic and valuable properties. These are for our enjoyment and our children's children! Not to be in any city anywhere, but here, in New Orleans, where these buildings are particular to our culture and important to be a part of our everyday language. Thank you for your assistance in keeping New Orleans, New Orleans!!!

2/12/2015 15:19:43 Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Maria Dierdre
mamadavid@gmail.co 918 St Roch Av
dierdre.miano@kochschmidt.c 3320 Coliseum
70117
70115

Barbara Beckman
melanie.linn
nbeckman@belisouth.n 1122 4th Street
r2289@aol.com 122 lavergne st
70130
70114

Barbara Beckman
melanie.linn
nbeckman@belisouth.n 1122 4th Street
r2289@aol.com 122 lavergne st
70130
70114

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 15:21:55 City Council Members, I ask that you reject this development proposal.
Dear New Orleans City Council and City Planning Commission.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 15:40:41 City Council Members, I ask that you reject this development proposal.
Dear New Orleans City Council and City Planning Commission,

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 15:47:04 City Council Members, I ask that you reject this development proposal.

70115

caillimorgenstern@gmail.com 1426 Touro Street

Veneziano

70116

hvenezia@tulane.edu Chippewa St.

Heather

70117

karenarnmola@yahoo.com 1410 Port St

70118

Margenstern

70119

Caitlin

70120

caillimorgenstern@gmail.com 1426 Touro Street

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission: Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts. Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street."

Sincerely,

David Conner

2/12/2015 15:48:26

David Conner	Conner	daypaycon@yahoo.com	841 Lawrence Drive	70056
Will Germain	Guillot	nola.will@gmail.com	2003 Dumaine St.	70116
Danny Danny		tdguillot@gmail.com	425 Celeste	70130
elizabeth elizabeth		betty@betnymoran.com	4435 st. charles ave	70115
David Conner	Conner	daypaycon@yahoo.com	841 Lawrence Drive	70056
As we loose more and more 19th Century structures. The ones remaining become more and more valuable. There is nothing to justify this loss of historic fabric. If they want to build hotel towers, find a vacant lot and build there. There are plenty of sites for this project - just not in this location.	Will Germain	nola.will@gmail.com	2003 Dumaine St.	70116
Once these buildings have been destroyed there is No recreating what is a vital part of the tout ensemble.	Danny Danny	tdguillot@gmail.com	425 Celeste	70130
do not destroy the buildings in the 100 block of tchoupitoulas...we do not	elizabeth elizabeth	betty@betnymoran.com	4435 st. charles ave	70115
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Please preserve the historic buildings at the corner of Canal and Tchoupitoulas. Do not allow variances to the Comprehensive Zoning Ordinance. If you let developers pick away at the fabric of our city, you might just as well not have an Ordinance. It is more important for New Orleans to retain New Orleans than for this particular group to make a lot of money on real estate	daniella Avis	solozano	i_am_daniella@yahoo.c	1831 s. rampart st
If there is a uniqueness to this city that can rarely be found in another - in its people, in its music but certainly in its architecture. If a building is beyond saving, that's one thing. When a building has a good foundation, good bones" - it deserves to be restored - to show its beauty once again. New Orleans is a beautiful city and it is in support of that beauty that I ask the city to support	Ogilvy	Ogilvy	lanivel@gmail.com	7933 Willow St
I SUPPORT preserving the historic structures at the corner of Canal and Tchoupitoulas Street. They are part of the history of New Orleans and what make New Orleans the unique and wonderful city is. They cannot be replaced. I urge you to support preserving them. Thank you.	Susan Montelius	Montelius	cisue@bellsouth.net	1033 Lee Street
Dear New Orleans City Council and City Planning Commission,	Karmouche	Karmouche	Karmouche@hotmail.c	1550 Second St
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.	Barbara Gordley	Gordley	barbaragordley@gmail.c	1327 Webster Street
The architectural heritage of New Orleans was one of the principal factors in determining our decision to move to the city from nothern California in 2007. The building on the corner of Canal and Tchoupitoulas Street, with those on Julia and Camp Streets, among the few structures that reflect the growth of the city upriver from Canal Street in the 1940's. Please don't allow	Barbara Gordley	Gordley	barbaragordley@gmail.c	1327 Webster Street
2/12/2015 17:47:33 them to be destroyed.				70118

New Orleans City Council and City Planning Commission. Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

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City Council Members, I ask that you reject this development proposal.

* Required

* Required
I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets.

I think that the existing buildings add character to the cityscape. The proposed heights of the new buildings does not reflect the Kevin
2/12/2015 18:19:09 city's master plan.

kpc@panix.com

70006

4733 Loveland St.

Centanni

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Dear New Orleans City Council and City Planning Commission,
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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

DAEMON
CONDIE
MESSINA

If the city needs more hotels, there are plenty of other locations (the convention center) and plenty of other developers (we know their names) to assure that our needs are met.

John Reed John.Jreed@belsouth.net 1213 burgundy 70116

John Messina John.Messina@cox.net 634 N. Treat Ave. 85716

John Condie John.Condie@cox.net 2806 State Street 70118

2/12/2015 18:21:58 City Council Members, I ask that you recommend against this inappropriate development proposal.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Halloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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John Reed John.Jreed@belsouth.net 1213 burgundy 70116

John Messina John.Messina@cox.net 634 N. Treat Ave. 85716

John Condie John.Condie@cox.net 2806 State Street 70118

2/12/2015 18:24:41 City Council Members, I ask that you reject this development proposal.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
There is no justification for destroying (and keeping a mere facade is nothing other than a grotesque desecration) four historic buildings representing the early history of our city. Nor is there justification for totally breaking agreed upon height limitations for that location.

The city does not need this development at that location unless the developer is willing to set aside raw greed and preserve the buildings and the height limitations.

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John Condie John.Condie@cox.net 2806 State Street 70118

2/12/2015 18:32:49 We sell ourselves short destroying our heritage (which after all is the very reason people visit us) for what? Another hotel?

Dear New Orleans City Council and City Planning Commission,
In 1974, when I was working as a freelance photo-journalist, I had an assignment from the "New Orleans Magazine" to document a day in the life of then Mayor Moon Landrieu. At that time numerous 18th-century buildings in the CBD were being razed for parking lots. The Mayor and I discussed how important the city's architectural heritage would be for the future economy of New Orleans. And he went on to help create a demolition moratorium of historic structures. Our prediction has come to pass. Do we not need to remind anyone that what makes New Orleans unique is its historic architecture, not new high-rise buildings. Most and too are profitble, historic architecture is not. Now here we are 4 years later, and the same treat to the unique flavor of the City is again under threat. What have we learned? Please do not yield to insensitive, short term profit to a few at the expense of the entire community by approving the current development proposal for Canal and Tchoupitoulas. Reject the current developer's request!

2/12/2015 18:33:42 John Messina, AIA, Architect

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets! New Orleans MUST preserve its historical buildings and it is our duty to our children to keep these and other structures around.

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 18:38:41 City Council Members, I ask that you reject this development proposal.

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City Council Members, I ask that you reject this development proposal.

2/12/2015 19:20:40

2/12/2015 19:37:01 Take the international trade mart instead, if you must.

2/12/2015 20:27:04 The entire "sense of place" in the heart of the city is created and sustained by the intimacy of scale. Why destroy what makes us special? Why?

2/12/2015 20:53:08 I support preserving the Historic structures at Canal and Tchoupitoulas

To the City Planning Commission: The people of New Orleans are trusting in you to help preserve their irreplaceable historical heritage.

Many volunteers and city employees have dedicated effort and skill to create a Master Plan and a Comprehensive Zoning Ordinance. This development would undermine both, setting a disastrous precedent.

Specifically, it would obliterate one building and make a Disneyland-like facade of three more. These are almost two centuries old and must be preserved intact.

Please vote against the request to damage and destroy New Orleans' architectural heritage.

2/12/2015 21:31:33 Thank you.

Patricia Andrews pandre0615@gmail.com 937 Henry Clay Ave 70118-5327

Mary Ann Sally Aucoin garfunkel maucouin@gmail.com 759 Camp St. 70130

act.localy@ao.com 251 Bellaire drive Martha.sullivan@tulane.com 123 Walnut 70124

Martha.sullivan@ao.com cawoosnene@aol.com 7 Nawcomb Blvd. 70118-5327

Andrews pandre0615@gmail.com 937 Henry Clay Ave 70118

Kalynn Oliver Oliver.katrina.co 4225 Laurel Street 70115

I visit New Orleans at least once a year, and friends of mine visit two or three times a year. My vacation time is NO is considered as coming home for a week each year. I love NO for the history, historic architecture, and the old-world with an edge feeling that the previous two points give. urge you not to allow the destruction of what makes NO special to so many residents - no matter where they actually receive their mail!

And this other...

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Dear New Orleans City Council and City Planning Commission,

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 21:40:52 City Council Members, I ask that you reject this development proposal.
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Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/12/2015 22:12:25 City Council Members, I ask that you reject this development proposal.
I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
Dear New Orleans City Council and City Planning Commission,

Graney
pamelagraney@yahoo.c 25 Chapel Lane Bella Vi
7/21/15

Pamela
OMalley
pamomalley@cox.net 8324 Panola St.
7/21/18

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Please support the preservation of the three historic buildings in the 100 block of Tchoupitoulas Street. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

Edward 2/13/2015 7:10:41 Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

Edward 2/13/2015 9:07:33 I am in New Orleans for about 60 days each year, one of the major attractions for me are the historic buildings.

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Michael 2/13/2015 10:35:27 City Council Members, I ask that you reject this development proposal.

Hebert 2/13/2015 7:01:17

edwardhebert@gmail.co 1018 Desire Street

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Christopher L 2/13/2015 8:30:52

Richard 2001 Cypress Creek Rd,
Ft. Lauderdale, FL 33372-2139

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Shea 2/13/2015 10:35:27 Covington Meadow

gumbale@aol.com 104 Covington Meadow

70433

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Your fellow New Orleanian,

Laura Grannen
I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
Dear New Orleans City Council and City Planning Commission,
7/13/2015 11:28:19

2/13/2015 12:24:57

City Council Members, I ask that you reject this development proposal.

Yours,

Leslie Matsuoka
I support this proposal for the historic structures at Canal and Tchoupitoulas Streets

2/13/2015 12:44:24

Dear New Orleans City Council and City Planning Commission,

I support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 12:51:43

City Council Members, I ask that you reject this development proposal.

Leslie Matsuoka
I support this proposal for the historic structures at Canal and Tchoupitoulas Streets

2/13/2015 12:51:43

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Leslie Matsuoka
I support this proposal for the historic structures at Canal and Tchoupitoulas Streets

Please support the preservation of the historic structures at Canal and Tchoupitoulas Streets. New Orleans knows what New Orleans needs and we have done a good job of creating a roadmap, several, actually to ensure that we not only survive, but thrive come hell or high water (and the high water is pretty much a given). They also reflect the value we as a community place on our liveable, walkable, historically and culturally distinct built environment.

These standards, developed with guidance from experts from around the country and the globe as well as New Orleans Citizens, are codified in such documents as New Orleans' Master Plan and the soon-to-be-released Comprehensive Zoning Ordinance, among others.

We need developers—and, for that matter, elected officials—whose enlightened self-interest motivates them to be committed to implementation of the above plans and who understand that these plans are key to making New Orleans economically and environmentally secure and resilient well into the future.

Members of the Commission, please recommend against this inappropriate development proposal. City Council Members, please reject this development proposal.

Thank you in advance.

Sincerely,

Dana Erress, Director

The Urban Conservancy [1]

2/13/2015 13:02:26 The historical buildings in this city make it what it is. We need to preserve them.

I don't believe that every old building needs to be saved, but I do think the unique appeal and appearance of Canal Street with its 19th century buildings should be preserved. Continued development and new construction projects are important to the city but should take place within the context of our irreplaceable architectural environment.

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When I moved here for college 22 years ago from Atlanta I fell in love with New Orleans' charm: its architecture, culture, and living history. At home I grew up within my parents' generation consistently bemoaning the loss of Atlanta's architecture, and I never understood what they were longing for until I moved here. If we turn into a new Atlanta that is sprinkled with a French Quarter here and an Uptown there, then we are nothing but a Disneyland. There is a soul that our old buildings embody. Once these buildings are gone there's no bringing them back. Please don't allow a development to happen where its architects designed on paper in plan view, and not out in the landscape and out in the culture. Such insensitive design and planning where buildings are "planned" into the landscape will be our undoing, as they have been in Atlanta and Houston, and other cities whose culture and living history are but faded black and white photographs.

Keep the historic districts historic. Keep the height limits to a realistic historical level, maybe slightly taller, but not out of context

If you approve this proposal, it's another example of disregarding existing rules when it pleases the Council to do so.

Remember the "no new parades will be granted permits" rule? And yet FaMme Fatale received a permit. Please, don't allow this development!

Dear New Orleans City Council and City Planning Commissions,

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Timothy

2/13/2015 14:09:53 City Council Members, I ask that you reject this development proposal.

Watson

70125

timothypwatsen@gmail.com, 2413 Pine St.

2/13/2015 13:02:26 Dana Erress, Director	70118	dana@urbanconservanc.org	1011 Joliet St.
2/13/2015 13:01:31 The historical buildings in this city make it what it is. We need to preserve them.	70118	k8hoxie@gmail.com	2832 Palmer Ave
2/13/2015 13:17:44 I don't believe that every old building needs to be saved, but I do think the unique appeal and appearance of Canal Street with its 19th century buildings should be preserved. Continued development and new construction projects are important to the city but should take place within the context of our irreplaceable architectural environment.	70115	japfei@bellsouth.net	903 Eleonore St.
2/13/2015 13:18:02 I don't believe that every old building needs to be saved, but I do think the unique appeal and appearance of Canal Street with its 19th century buildings should be preserved. Continued development and new construction projects are important to the city but should take place within the context of our irreplaceable architectural environment.	70115	japfei@bellsouth.net	903 Eleonore St.
2/13/2015 13:36:00 ...	70119	amyloewy@gmail.com	1315 S. Jefferson Davis
Dana Catherine	Dana	Eness Harris	
Jane	Jane	Apfel	
Amy	Amy	Leawy	
Susannah	Susannah	Burley	
Monica	Monica	Mitchel	
Jan	Jan	Dean	
70113	shurley@parkwaypartne.com	1137 Baronne Street	
70113	reallormiche@yahoo.co	435 S. Dupre Street	
70119	janvdean@tbellsouth.net	1550 Second St. 5H	

Dear New Orleans City Council and City Planning Commission,

I strongly believe and hope you support the following. I am a long-term resident, stayed on after Katrina to help rebuild our unique and wonderful city, and fervently want it to survive.

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 14:30:12 City Council Members, I ask that you reject this development proposal.
2/13/2015 14:47:30 Inded the city would be left with just one more faceted square blob that could be built anywhere. Jane Sumner

Dear New Orleans City Council and City Planning Commission,
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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 15:03:54 City Council Members, I ask that you reject this development proposal.
2/13/2015 15:06:24 I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets.
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Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 15:19:47 City Council Members, I ask that you reject this development proposal.
Rauth
rauth@bellouth.net 1925 Houma Blvd

70130
78731
Greene
summer
olivia_greene@hotmail.c 828 Royal St. #267, Ne
janesummer23@yahoo.c 625 St Charles Ave 10c

70130
78731
Geauthreaux
Clark
ageauthreaux@prcnco.or 4953 Gilbert Street
rebeccaclar2000@hot 7700 N Capital of Texas

70130
78731
Anh Nga
Rebecca
AnhNgaRebecca@gmail.com

New Orleans is losing its' heritage at an alarming rate. I guess I could go and live just about anywhere now....and for less

2/13/2015 15:33:39 money! Linda Lindales@earthlink.net 333 Adams St 70118

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these older buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadeectomy of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Halloween preservation — saving the mask and knowing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to me developer, which could recoup up to 45 percent of his renovation costs.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 15:44:41 City Council Members, I ask that you reject this development proposal.

2/13/2015 15:51:09 Please protect the unique character of our dear New Orleans!

2/13/2015 15:54:11 no comment

The site at the 400 block of canal Street is a highly visible site, located on the city's "main street" and located at a prominent entrance to the French Quarter. It is located close enough to the riverfront that it will be highly visible from there as well.

This site demands an exceptional design that is timeless, one that will fit in with the character of New Orleans' architecture, and one that will politely converse with other neighboring buildings.

What is not needed is a trendy design, modeled after the latest starchitect droppings in New York City. The current design, with its brutalist tower base facing Canal Street, its modernist abstract facade bearing down upon the small, diminutive Greek Revival facades on Tchoupitoulas Street, and trendy, crinkled glass gesture towards the street, all of which are unrelated to each other, is not appropriate for this site.

A building of this size should have architectural elements and details that bring the building's scale down to a human level. The best type of architecture that does this is traditional architecture.

This site demands a traditional, classical design, something Favrot and Livaudais, the architectural firm that is original to the Michael Rouchell proposal's design firm.

I am writing to express my strong objection to the application to demolish the historic structures on Canal and Tchoupitoulas Streets, and also for the developer's request to exceed the 70' height limitation for their proposed hotel at 400 Canal Street.

As a commercial real estate professional, I am convinced that a successful hotel can be developed on this site that incorporates the existing historic structures and that does not exceed the 70' height limitation.
Destruction of these historic buildings would be a travesty. We have an existing zoning ordinance and master plan for the city that prohibits such action. The HDLC and CPC have each objected to the previous submission by this developer, that is essentially the same plan - same height, same demolition of historic structures.

Why even bother to have a zoning ordinance, master plan, HDLC or CPC if it is so easy to circumvent the rules?

2/13/2015 16:11:45 Please do not make any exceptions for this developer. If you do, you will only enrich a small group of investors to the detriment of the City and its residents.

2/13/2015 16:31:51 We don't want to look like most other cities in the USA-Dallas, Houston, Atlanta, LA,...people love NOLA for its unique and beautiful architecture and "city scapes" which are wonderful civic art. Please DON'T destroy what we have.

Lesperance

Lindales@earthlink.net 333 Adams St

70119
Jbenjoseph@gmail.co 222 north Solomon st

70118
susahg@aol.com 1218 Antonine A
70119
lemonadeparadiso@aol 4709 South Carrollton A

70113
mrouchell@williamsarchi 1200 Baronne Street

70130
rsstone@latterblum.com 416 Common St Apt 3
70130
terryv847@aol.com 1139 3rd St

Stone
Voorhes

Richard
Theresa

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facademony of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Haloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 17:12:58 City Council Members, I ask that you reject this development proposal.

2/13/2015 17:54:07 Our historic architecture is one of our treasures and is and should be maintained as an important part of our economic life.

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

Sincerely,

2/13/2015 18:02:18 Katrina Turillo

As a resident of Common St, directly across from the proposed hotel, I have serious concerns about that structure. I don't like that it will require the demolition of 4 historic buildings, which deserve preservation. A 21 story hotel will produce enormous changes to the daily traffic on our narrow street including large delivery and garbage trucks and many hotel guest cars. It is clear that the dimensions of the project will put the entire block in shadow for most of every day. The quality of life for Common St. residents will be seriously compromised if this project goes forward. Please recommend against this proposal and reject its development.

Sincerely,

2/13/2015 18:29:47 Nancy Dozier Murray

Alyisen Gisleson
Julianna Padgett
Alyisen@ yahoo.com
juliannapadgett@gmail.c
935 Dante Street
1233 Lowerline St.
70118

Nancy Murray
ndmurray@me.com
418 Common St
katrina turillo
katrina.turillo@gmail.com
915 Louisiana ave
70115

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

1/13/2015 18:38:23 City Council Members, I ask that you reject this development proposal.
I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.
Though I am not a resident of New Orleans, I am a devoted advocate of the preservation of all significant historic structures in our nation. Please reject this development proposal.

1/13/2015 18:50:49 Dear New Orleans City Council and City Planning Commission,
I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 19:04:48 City Council Members, I ask that you reject this development proposal.

70118-3708

70118-3708

debbyhyman@yahoo.co 7400 Dominican St

Hyman

Debby

Meyer

Lynn

Annette

Nakae

Kurt

34232

70118

lynnomeyer53@gmail.co 275 Herons Run Drive,

Nakae

Naake

Kurt

Buchert

Buchert

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2/13/2015 19:11:59	Maintaining the essential character of New Orleans is critical. We need to stop trying to look like any other big city. People come to New Orleans - whether to visit or to live - to be in New Orleans, not "some generic city". Furthermore, if you start approving all these variations from the plan, I question what the point was of the plan, and also point out that you'll get that many more waiver requests. Shut them down and people will realize that the Council means to stick with the approved plan.	Jenell Hazlett	jene.m.hazlett@exxonmobil.com	3306 Pritchard Place	70118
2/13/2015 19:21:15	Keep New Orleans NEW ORLEANS City Council and City Planning Commission Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.	Jodi Lasty	jodi@ulanealumni.net	1434 Louisiana Ave (OW)	70115
2/13/2015 19:21:40	City Council Members, I ask that you recommend against this inappropriate development proposal. First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facademony of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Haloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.	Catherine mike	catherinemike@gmail.com	1413 Euclid St NW, Wa	20009
2/13/2015 19:56:55	Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.	Sarah Holly	denial.cm@gmail.com mike.masseysays@gmail.com sehollywork@gmail.com	509 N Carrollton 1270 Calhoun Rd	70119
2/13/2015 20:02:52	I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets This is a perfect quote. There is no replacement for the distinct character of New Orleans. New Orleans is respected and admired for its unique character and commitment to its colorful history. These beautiful buildings will be remembered far longer than a generic high-rise.				30533
2/13/2015 20:15:28	Members of the Commission, I ask that you recommend against this inappropriate development proposal. First I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facademony of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Haloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.	Catherine mike	catherinemike@gmail.com	1413 Euclid St NW, Wa	20009
2/13/2015 20:23:22	Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts." Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the tallest proposal for a high-rise tower in the 100 block of Royal Street.	Helena Fredic	helenahenderson@gmail.com Bocafish@yahoo.com	1514 Arabella St 420 st Maunce	70115
	Members of the Commission, I ask that you recommend against this inappropriate development proposal.				70117

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this 'Hallowe'en' preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 20:37:06 City Council Members, I ask that you reject this development proposal.
Dear City Council and City Planning Commission

Please support the preservation of the whole of the buildings in the 400 block of Canal and the 100 block of Tchoupitoulas.

Please also uphold the existing 70 foot height limit.

New Orleans is a unique city with many opportunities to preserve our historic past. It is important for the City Council and City Planning Commission to acknowledge the importance of the existing structures.

Respectfully,

2/13/2015 20:37:16 Barbara W. Carlton
My husband and I have waited 10 years to move to New Orleans. We are not spending hundreds of thousands in housing and taxes, and a decade of tears and trying to move to a copy of DCI/Philly/Phoenix/A, but to a truly unique and historically significant treasure of the United States. These are more than buildings, they are the character, and history that make New Orleans the city we love.

2/13/2015 21:22:24 I support preserving the historic structures at Canal and Tchoupitoulas Streets.

2/13/2015 21:25:49 Old buildings are way prettier than new ones. The aura of New Orleans can't be lost
Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

Additionally, fixing up the existing properties and developing appropriate structures in place of his surface parking lots on the block would earn the owner millions of dollars right now. The only thing keeping those buildings failing apart is the fact that, when they finally do fall apart, the owner hopes the city will throw these properties in disrepair and out of their commercial potential in the hopes that something "bigger" and "better" will come along if they just stall long enough.

I support preserving all four historic structures on this site in their entirety. These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs. That is the very reason those tax credits and subsidies are on the books, and the owner and the developers that engage in this would still be very handsomely compensated for their efforts.

Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts." Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 21:30:42 City Council Members, I ask that you reject this development proposal.

2/13/2015 20:37:06 City Council Members, I ask that you recommend against this inappropriate development proposal.
ramirodiaz@mac.com
1113 St. Mary St. New Orleans, LA 70130

2/13/2015 20:37:06 City Council Members, I ask that you recommend against this inappropriate development proposal.
Diaz
Carlton

2/13/2015 20:37:06 City Council Members, I ask that you recommend against this inappropriate development proposal.
Barbara
Carlton

2/13/2015 20:37:06 City Council Members, I ask that you recommend against this inappropriate development proposal.
Noelle
Ramsey
Tijerina
Frizzell

2/13/2015 20:37:06 City Council Members, I ask that you recommend against this inappropriate development proposal.
Noelle and dan1@yahoo...
tijerina.janie@gmail.com
Youthtrekgreen@gmail.com
1226 S. Carrollton Ave # 70118
70117
70119

patrick.n.armstrong@gmail.com
117 S. Solomon Street # 70119

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadometry of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Haileovian preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 21:50:01 City Council Members, I ask that you reject this development proposal.

The only reason to vote for CZO exemptions such as those sought on 422 Canal and 100 Tchoupitoulas is having accepted bribes from developer. Everyone in New Orleans knows that people can get drunk and live in condos anywhere. People come to the quarter for its irreplacable atmosphere. DO NOT REPLACE THE IRREPLACABLE ATMOSPHERE OF THE QUARTER WITH HIGH-RISE JUNK.

2/13/2015 21:58:52 QUARTER WITH HIGH-RISE JUNK.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

* Required

Share your opinion with your representatives here. NOTE: While you are encouraged to share your own personal reasons for your position on this matter, feel free to copy and paste the sample letter above.

2/13/2015 21:59:02 Your comments will be directly submitted to the New Orleans City Planning Commission, City Council, and their relevant staff. Suzanne Van Ever

70005 laurenkmagee@gmail.com Business-1001 SBroad

70005 mardigrascowboy@bells 818 Rich Avenue Gulfpo

2/13/2015 21:50:01 Lauren Magee laurenkmagee@gmail.com 348 Aurora Ave.

2/13/2015 21:58:52 Mark Davis mardigrascowboy@bells 818 Rich Avenue Gulfpo

39501

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 22:23:35 City Council Members, I ask that you reject this development proposal.
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New Orleans is unique and doesn't deserve to become another ho-hum cookie cutter McMansion-ized version of Veteran's
Mia

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Kelley

70118-2938
kellett@ymail.com
8219 SYCAMORE PLA

Timothy

70578
jettim@gmail.com

mayagagirl@hotmail.co

Green St

O

70118

Jagneaux

jennifer.jagneaux@gmail.com

70578
m

70578

Dear New Orleans City Council and City Planning Commission,
Although I am copying a letter to submit that you are probably familiar with, I wholeheartedly agree with it and doubt I could phrase it any better.
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/13/2015 23:31:16 City Council Members, I ask that you reject this development proposal.

2/14/2015 0:35:09 The city's historic buildings are essential to the survival of New Orleans culture.

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

2/14/2015 1:50:45 Sincerely, Susan Bergeron

Every historic structure lost to greed is a huge loss for New Orleans' uniqueness.

2/14/2015 7:37:25 No one wants to visit blah city.

2/14/2015 8:18:18 Absurd to destroy this history!!!

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

2/14/2015 9:10:33 and picturesue cities in the world.

DAHIN
Anding
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Jill
deneendahn@cox.net
muffuletta@aol.com
3828 Elysian Fields Ave.
70122
70131
70 Grand Canyon

Bergeron
Susan
Bergeron
Berge2690@yahoo.com 2630 Laurel Street
70130
Leo
Johnson
Elizabeth
Gordon
Johnson
Gordon
Leo
Johnson
Bermel
January Jr.
bjanuaryji@yahoo.com 2217 Jena Street
70115
70005
805 Foucher St.
427 Iona st
Gjohnson@phjlaw.com

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/14/2015 9:10:37	City Council Members, I ask that you reject this development proposal.	Dawn	Lucas-Glasgow	Dawnlucas17@gmail.co	1710 Orange Hill Way, B	33510
2/14/2015 9:36:42	Please do not grant a variance for demolition of the historic structures in the 100 block of Tchoupitoulas and 400 block of Canal. It's not high rise hotels which draw tourism here — it's the charm of our antebellum architecture. We need to respect the master plan for the sake of not only this generation but future generations. Height limitations for new structures (70 feet in this specific case) and building preservation of historic structures will be more lucrative to all our businesses.	Lynn	Laiham	lynnmliham@aol.com	3932 St. Charles Ave.	70115
2/14/2015 10:01:03	The most valuable characteristic of New Orleans is its uniqueness. I appreciated the periods when I had the privilege of living there, and I hope to continue to appreciate it every time I return. Please do what's best for the city and preserve these structures.	Geoff	Jensen	usharka@gmail.com	60 Mooreland Blvd., Lexi	24450
2/14/2015 10:31:02	As a lifelong resident of New Orleans, I wholeheartedly endorse this effort to preserve these structures. These buildings need to be renovated, not demolished. Please enforce the CZO and Master Plan.	Jessica	Liroochi	jessliroochi@yahoo.com	5324 Laurel st.	70115
2/14/2015 10:39:22	I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets	Eric	Whitaker	whitaker@ yahoo.com	630 Congress Street!	70117
2/14/2015 13:16:16	Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.	marianne	maurus	mraurus1@me.com	5 new basin way	71024
2/14/2015 14:59:36	Members of the Commission, I ask that you recommend against this inappropriate development proposal. I am a frequent visitor to Canal Street and the French Quarter, and it would be tragic to lose this vital corner to a development which would be better suited elsewhere.	Paula	Miller	kosmikkua@yahoo.com	913 N Governor St	52245

Dear New Orleans City Council and City Planning Commission. Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Carol Sally Sylvia	Namisnak heller Schmidt	Carol Sally Sylvia	98102
2/14/2015 17:49:19 City Council Members, ask that you reject this development proposal.	2/14/2015 23:28:39 Please save our beautiful unique architecture. It's our greatest asset.	2/14/2015 23:28:39 Please save our beautiful unique architecture. It's our greatest asset.	70118
2/15/2015 10:41:32 Preserving the architecture of downtown New Orleans is key to economic tourism development!	2/15/2015 10:45:01 Our historic architecture is what makes us unique. This is yet another hotel backed by developers who think the rules don't apply to them. Why have a Master Plan if every variance puts demolition and height requirements back on the table.	2/15/2015 10:45:01 Unacceptable. This is on your watch City Council.	70124
2/15/2015 10:45:15 Preservation!	2/15/2015 11:06:21 Reject this proposal! They say that Louisiana, "eats its young". This is a perfect example of that and why Louisiana is a laughing stock of the nation. Don't kill the goose that laid the golden egg.	2/15/2015 10:45:15 I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets Dear New Orleans City Council and City Planning Commission,	70119
2/15/2015 11:29:37 City Council Members, I ask that you reject this development proposal.	2/15/2015 11:48:44 Visitors do NOT come here to see the same thing they have a home. Send a clear message to these developers! No!	2/15/2015 14:15:16 It would be an outrage to destroy our architectural heritage for a piece of modern "anywhere USA".	70005
M.A. Glenn Suzanne	Sheehan Devillier Russovich	masheehan@ayearinthe1410.com devillerg@yahoo.com suzanner28@cox.net	70117 70116

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/15/2015 16:19:35 City Council Members, I ask that you reject this development proposal.

2/15/2015 16:40:52 Please reject this proposed development. It is not in the best interest of Downtown New Orleans.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,

I own a condo at the beautifully renovated Krauss Building (1201 Canal St). That building is evidence that historic buildings can effectively function in a 21st century city. Therefore, please do not allow our historic and beautiful buildings to be destroyed or moved!!!

Sincerely,
Dwight E. Rhodes [2]

mccall70115@yahoo.co 1624 Arabella Street
valetond@yahoo.com 31 Allard Blvd
70115
70119

McCall
Darleneau
Valeton

dwrightrhodes@gmail.c 170 Brookline Ave Unit 6 02215-3923
70115

Dwight
Rhodes

Dear City Council and City Planning Commission,

While I have cut and pasted a form "plea" here which I completely concur with I would like to add my own thoughts:

The Canal Street area including the French Quarter has a history of losing many treasured buildings in the last century, architectural gems like the Union Transportation Building, which Frank Lloyd Wright worked on, and the French Opera House, among others, it's up to you to save what is left. These towers can in no way compare with the architectural beauty and enshrined cultural history of the buildings being considered for demolition. Any time an older building is torn down it is a great irreplacable loss. There are no winners. The tourist loses the very things he or she has come to see or experience; buildings that embody the atmosphere and character of the city. Natives continue to lose the ingredients by which they know and love their city. No tower can even fulfill the role that older buildings can. The fact that the Tchoupitoulas buildings are still visible and can be repurposed, and that smaller businesses can thrive there, should give you pause. Even the way in which we do commerce can affect the city's character. Our charm to others is a result of holding onto our small(ish) southern ways. New Orleans needs to put first anything that contributes to its character, and not waive or cave to any entity that detracts from that.

Again if you check the history of Canal Street, way too much has already been lost. Please keep the long view in mind, and consider the needs of local citizens and tourists alike. Do not allow New Orleans to slowly slide toward the ambiguity of a Houston, or anyplace else that it should not be. This is how it starts.

As a native and now frequent visitor who loves "my" city, I hope you will save intact any historic structures involved here.

Best regards,
Kathy Zerlin

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/15/2015 21:20:54 City Council Members, I ask that you reject this development proposal.

Kathy
A. An architect trained our guide, my work has been focused on sharing historic neighborhoods with both locals and visitors. The historic preservation movement in each neighborhood is an important part of each story I tell. I feel this proposal is a huge step backward for our city and should be denied.

2/15/2015 23:30:02 Sandy@linderbapie.co

Sandra
Baple
McClatchey
Walter
Shaun
Gordon

Zerlin
Baple
McClatchey
Walter
Shaun
Gordon

1867

70118
71303
70130
70005

Sandy@linderbapie.co 7447 Dominican St
wallermcdalchey@gmail.com 203 Terra Avenue

sdduncan@mee.com 2709 Camp Street
Gjohnson@phflaw.com 427 Iona st

1867

SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadeclomy of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Haileovian preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

Second, I support the 70-foot height limit for the site as established by the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and its accompanying CO were meant to bring a sense of predictability and clarity to land use process for both the neighborhood and the developer. As stated in the Master Plan, "gridding height limits in the CBD, the scale (height and massing) of new development will vary depending on location and proximity to historic districts." Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximate to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you reject this development proposal.

2/16/2015 8:24:43

I am not a native New Orleanian, but moved here by choice because of the univaled ambience and the wealth of historic buildings and homes. I chose to live in a unique and beautiful city with a character all its own. No Houston or Atlanta for me! I know that many others have made the same choice for the same reasons.

And so we must protect the character that draws tourists and new permanent residents alike.

Please respect our history and our wishes and DO NOT allow the demolition of the four 1840's buildings at Tchoupitoulas and Canal to erect a building that could be in Anywhere USA!

2/16/2015 9:43:48

2/16/2015 10:31:14 Please don't mess with a piece of history. Why ruin a good thing??? It's like tearing down Louisiana altogther!

As a former New Orleanian who misses the culture and character of my home town a great deal, I feel its history is a vital part of its soul. As Tennessee Williams once wrote, "America has only three cities: New York, San Francisco and New Orleans."

Everyone else is Cleveland. If we start down the slippery slope of tearing down portions of its historic district in the name of progress, New Orleans will no longer be on that list.

I am not a resident of New Orleans, I wish that I could be. As the next best thing I visit the city at least once a year and enjoy all that is has to offer. When I tell people what a wonderful city you have and why I keep coming back, list these attributes: 1. The architecture is truly wonderful and different from other cities. 2. The history of the city continues to inform. 3. The music. 4. The food. Put everything together with the people who live there and are so friendly and helpful and you have a city that draws people over and over. Please don't put this at risk by demolishing buildings with a history and replacing with high rises that could be anywhere. I am a member of the Preservation Resource Center because I believe in what they do so well and want to support that. I live in Salem Mass., another historic city, and know the importance of not letting go of precious resources.

2/16/2015 11:59:56

What makes N.O. special? HISTORY
Why is N.O. one of the best tourist destinations in the world? HISTORY
N.O. is the only European village in the U.S.
Why is N.O. not Dallas or Houston? HISTORY

2/16/2015 12:00:02 Please do not destroy our history, our culture.

Cynthia

Riggs

duslymansion@cox.net 501 Cherokee

70118

Neil Carmichael
Joseph Sean

neilcarm@hotmail.com
ssimorjoe@aol.com

6974 Lakeland drive

70791

Eames Douglas

douggonit@gmail.com

11030 Moonpark St., Apt

91602

Kathryn Harper

kharper345@hotmail.co

3 Allen St. Salem, Mass.

1970

Morgan Sibyl

sibylv@bellsouth.net

5112 Pitt St.

70115

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets in their entirety and the 70 foot height limit.

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are those antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/16/2015 12:45:22 City Council Members, task that you reject this development proposal.

2/16/2015 12:55:56 Please reject the proposed development at Canal and Tchoupitoulas.

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the '100' block of Tchoupitoulas. The current proposal to retain only the facades of three of the buildings is not preservation. These buildings are significant, viable, and worthy of use in their entirety. Incorporating their facades into a new tower shows a lack of respect for these buildings and for the surrounding historic streetscape.

Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts. Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/16/2015 13:32:31 City Council Members, task that you reject this development proposal.
PRESERVE THE NEW ORLEANS HISTORIC SIGNATURE STRUCTURES IN 400 BLOCK OF CANAL—ONE OF OUR SIGNATURE STREETS—NEAR ITS INTERSECTION WITH TCHOUPI TOULAS

Dear Councilmembers & CPC,

First of all, why is the comment period on this latest attempt to demolish history in favor of gitz on a signature street topsy-turvy-commens 'due' before delineation of the latest plan details? Councilwoman Cantrell has claimed this was a 'transparent' process. Quite evidently it isn't. It is high-handed in the extreme.

I, and many other New Orleans stakeholders who know the benefits of preservation tourism & THE ECONOMIC DRAW WHICH THE OLD, UNIQUE PROVIDE IN SUSTAINING OUR CITY as a desirable & SPECIAL place to visit and live, support the preservation of the WHOLE of the buildings in the 400 Canal Block toward its intersection with Tchoupitoulas. These antebellum buildings are structurally sound and historically significant and serve as much needed icons of the City's historic character on one of its landmark ORIGINAL INTERSECTIONS.

We are told that a developer could recoup up to 45% of his restoration costs via rehabilitation tax credits.

One more thing: Respect for language, civility and relevance necessitate the observation that raunchy (& repetitive) metaphor does not facilitate proper diligence regarding this issue. Councilwoman Cantrell provokes this observation through her becoming habituated to use of terms such as "ampit" and "shave a clean et al. Logic, propriety and "transparency" become further balled under the fact that any unprintly aspects of the file at issue can be explicitly attributed to the very ownership which Ms. Cantrell seeks to put on a fast track to handsome reward.

We ask that the CPC recommend against, and Councilmembers reject, this inappropriate development proposal.

2/16/2015 14:03:13 Please do not demolish the most wonderful parts of New Orleans. Let's be a unique, historical city that is carefully maintained. If developers want to build in New Orleans, they should be directed to East New Orleans where residents are tasking for grocery stores, retailers, and restaurants.

2/16/2015 14:14:37 Doug Roome dougroomed@hotmail.co 3819 Octavia St., N.O. L

niki.hampton@gmail.co 9522 Palm Street Hampton Nancy 70118

70119
Ocker Hesson
Karen Anne Marie
info@karenacker.com amhniola@hotmail.com 1011 North Rendon Stre
4732 Palmyra 70119
77006
Ardoin
Emily
ardoin@gmail.com 1612 W Main Apt 6

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 100 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, they are also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 100 block of Canal Street and the 100 block of Tchoupitoulas Street. As Donovan Rykema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Haloween preservation — saving the mask and throwing away the building." These buildings only are these antebellum buildings structurally sound and historically significant, they are also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

I SUPPORT PRESERVING the Historic Structures at Canal & Tchoupitoulas

Dear New Orleans City Council and City Planning Commission,

It would be foolishly in the extreme to throw away the irreplaceable notably historic buildings at this landmark location—400 canal & 100 Tchoupitoulas. They are structurally sound despite the neglect & misuse to which the present owner has subjected them. Considerable tax credits should be available for their restoration.

The noted economist and heritage strategist Donovan Rykema has it exactly right when he says: "We ought not to settle for Haloween preservation—saving the mask and throwing away the building."

City Planning and City Council Members, I ask that you recommend & vote against this grossly heedless development proposal.

2/16/2015 15:16:54 They should know that our historic architecture is central to city's reputation! Please protect these four incredible buildings!

We need to preserve the environment that attract people to the area in the first place. Allowing building heights to increase in this area would not be appropriate. Major pile driving is also damaging to historic structures. [taller buildings happen to be there.]

2/16/2015 15:24:57 Why is it necessary to have to write to the council and convince them of the need to block this development?

Please stop entertaining destructive planning that stomps to death established planning requirements. This proposed structure does nothing to respect the historic charm of the area. If you want to kill the architectural culture by moving it down and building outside the scope of carefully crafted preservation planning ordinances, New Orleans becomes Houston, I live in Mississippi. Once historic structures are gone, they don't happen again because the style and craftsmanship don't exist like that anymore. Please reject this and any similarly destructive projects put before you.

Wendy

7/7/2015

2/16/2015 15:12:34 City Council Members, I ask that you reject this development proposal.

Lincoln

70118

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Painr

550 Audubon St, N.O. L

ldpaine2@gmail.com

70118

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Paine

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70118

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas

Roome

marciaroome@hotmail.c

70125

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas

Dufour

Dudjpd@gmail.com

70115

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas

Walley

Mnwalley@hotmail.com

70130

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas

Westfall

fluerdelisgat@gmail.com

7/7/2015

Please stop entertaining destructive planning that stomps to death established planning requirements. This proposed structure does nothing to respect the historic charm of the area. If you want to kill the architectural culture by mowing it down and building outside the scope of carefully crafted preservation/planning ordinances, New Orleans becomes Houston on the Mississippi. I live in Houston, I would prefer to live in New Orleans.

Once historic structures are gone, they don't happen again because the style and craftsmanship don't exist like that anymore.

Please reject this and any similarly destructive projects put before you.

2/16/2015 16:27:00 Thank you for your time,

Council Members: Please, please, do not allow the dreadful proposal to go through regarding the building on Canal and Tchoupitoulas. It is irresponsible, does not reflect the historic architecture of our city which is one of the few things we have left in the past. This is an abomination. Thanks.

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facade-only of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rykenna, an esteemed economist and Resident of Heritage Strategies International said, "We ought not to settle for this Haloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

One of those buildings had a horseshoeing concern on the fourth floor (This I know for a fact). The others have historic value as well.

2/16/2015 17:13:39 2/16/2015 17:19:46 well,

2/16/2015 17:38:50 PLEASE Stop the loss of our history!

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/16/2015 17:41:54 City Council Members, I ask that you reject this development proposal.

Along with improvements for our city's future, it's important not to forget the past. So, we should really preserve our historic New Orleans buildings instead of just tearing them down and destroying these very vital reminders of our historic past. So Please, Please kindly work to preserve these very historic buildings of New Orleans my dear friends. Merci beaucoup, mes chere amis et God blesse you all, and kindly keep you both well & safe friends.

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/16/2015 20:12:33 City Council Members, I ask that you reject this development proposal.

77007 fleurdelisgal@gmail.com 426 Harvard St, Houston

70130 goppgeg@aol.com 2415 Coliseum St.

70043 willt03@hotmail.com 3408 Sinclair

78756 drasaid@yahoo.com 3903 Peterson

70130 lucyandramona@icloud.com 1120 Euterpe

70115 j@bjm.us 220 Napoleon Ave.

jarrod

broussard

Regret goes only one way. The preservation of historic buildings is a one-way street. There is no chance to renovate or to save a historic site once it's gone. And we can never be certain what will be valued in the future. This reality drives us to fight the importance of locating and saving buildings of historic significance -- because once a place of history is destroyed, it is lost forever. Historical establishments serve as reminders of the past. This is one of the reasons preserving historical buildings is important. Understanding the past, having reminders of the past even just in architecture will allow people to understand where they are and where they are headed. When people understand what the community has gone through and have visual reminders of their past then they can feel more connected to a place. The historical buildings can allow people to understand what happened in the past and how things could possibly play out in the future. Preserving our past gives us more understanding and hope for the future. Our children deserve to see where they've come from.

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

City Council Members, I ask that you recommend against this inappropriate development proposal.

2/17/2015 8:18:52 * Required
I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
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Members of the Commission, I ask that you recommend against this inappropriate development proposal.
City Council Members, I ask that you reject this development proposal.

2/17/2015 9:48:23 * Required
I agree with PRC's position on this. I ask that these historic structures be saved and that the buildings are not demolished. In addition, the proposal is hideous. As a preservation-minded architect, I strongly feel that the existing structures should remain 2/17/2015 16:13:56 and they should not be demolished to make way for what is proposed.

2/17/2015 0:23:25
Dear New Orleans City Council and City Planning Commission,

Natalie Jirka squshie@gmail.com 13014 Edna St 68138

2/17/2015 8:18:52 * Required
abduvali63@gmail.com 107 Cayuga Heights Rd. 14850

Maria Antonieta Gonzalez Lindsay maitoni@bellsouth.net 25 cabernet dr Lindsay lindsay-woolf@hotmail.c 1315 Louisiana Ave., Ne 70115

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CEO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height, form, massing) of new development will vary depending on location and proximity to historic districts. Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/17/2015 20:14:42 City Council Members, I ask that you reject this development proposal.

Dear New Orleans City Council and City Planning Commission,
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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/17/2015 22:07:43 City Council Members, I ask that you reject this development proposal.

Krista Cook cookdc@comporium.net PO BOX 251 29744

Mary Tish rtish315@yahoo.com 2940 Starnes Dr 29730

- [1] Responder updated this value..
- [2] Responder updated this value..